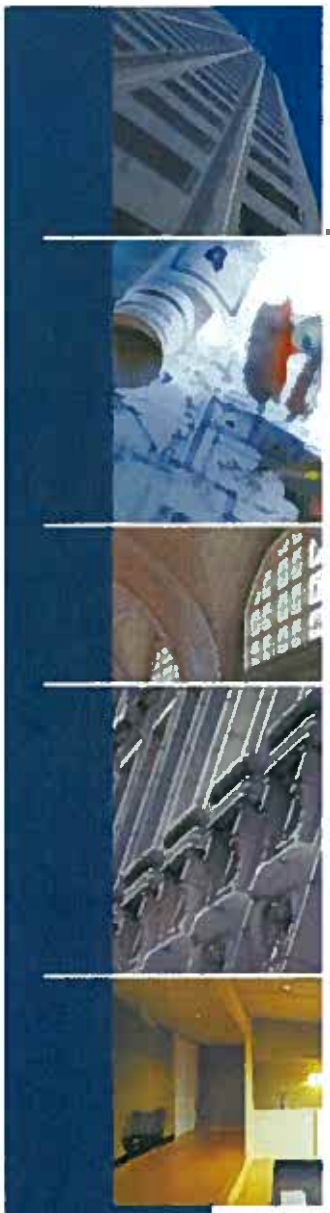

5024 Draft - For Discussion Purposes Only

FACILITY CONDITION ASSESSMENT

LOUDOUN COUNTY; DEPARTMENT OF GENERAL SERVICES

211 Gibson Street, Northwest, Suite 123
Leesburg, Virginia 20176
Manager, Technical Services Division

FACILITY CONDITION ASSESSMENT

of

MH/MR GROUP HOME #5024

161 West Main Street
Purcellville, Virginia 20132

PREPARED BY:

PAUL R. SOUTHWELL
EMG
11011 McCormick Road
Hunt Valley, Maryland 21031
800.733.0660
410.785.6220 (fax)
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REVIEWED BY:

Carlton Battle
Program Manager
800.733.0660, x6652
ctbattle@emgcorp.com.

EMG Project #: 79334.06R-008.138
Date of Report: June 25, 2007
On site Date: October 3, 2006 and June 7 and 8, 2007

EMG

Deficiency Cost Table
By Building and Year

City: Purcellville
Address: 161 West Main Street
Purcellville, VA 20132

Building: MH/MR Group Home #5024
Year Built: 1933

Report Subtotal: $156,718.64 **Report Total Cost:** $195,899.26

Priority	Replacement Year	Sub Elements	Elements Description	Room Name	Room#	Quantity	Cost per Unit	Unit	Total Cost	Inflated Total Cost
Priority 1										
	2008	Other Plumbing Fixtures	Modify existing toilet room accessories and mirrors for ADA compliance.		General	1	$525.00	ls	$525.00	$538.13
	2008	Misc. Other Plumbing Systems	Wrap drain pipes below lavatory with insulation		General	1	$50.00	ls	$50.00	$51.25
	2008	Exterior Steps & Ramps	Replace concrete stair		General	100	$10.23	sf	$1,023.00	$1,048.58
	2008	Exterior Wall Construction	Paint exterior wood trim		General	1	$2,000.00	ls	$2,000.00	$2,050.00
	2008	Regular Stairs	Replace fire escape stairs		General	1	$3,000.00	ls	$3,000.00	$3,000.00
	2008	Other Plumbing Fixtures	ADA paddle type faucets		General	1	$300.00	ea	$300.00	$307.50
	2008	Other Exterior Doors	Lever action hardware for exterior doors		General	2	$65.00	ea	$130.00	$133.25
	2008	Interior Door Wall Opening Elements	ADA accessible door opening		General	1	$1,250.00	ls	$1,250.00	$1,281.25
	2008	Interior Door Hardware	lever action hardware		General	1	$65.00	ea	$65.00	$66.63
	2008	Misc. Other Plumbing Systems	sump pump		General	1	$1,000.00	ea	$1,000.00	$1,025.00
	2008	Signage	ADA signage		General	1	$120.00	ea	$120.00	$123.00
	2008	Other Special Structures	Repair moving brick column (front porch)		General	1	$3,000.00	ls	$3,000.00	$3,000.00

	2008	Painted Lines & Markings	Install ADA van accessible space		General	1	$220.00	ea	$220.00	$225.50
	2008	Painted Lines & Markings	Add access aisles		General	1	$250.00	ea	$250.00	$256.25
								Total:	$12,933.00	$13,106.33
Priority	**Replacement Year**	**Sub Elements**	**Elements Description**	**Room Name**	**Room#**	**Quantity**	**Cost per Unit**	**Unit**	**Total Cost**	**Inflated Total Cost**
Priority 2										
	2009	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$6,150.00
	2009	Wall Finishes	Paint walls		General	7178	$0.67	sf	$4,809.26	$5,052.73
	2009	Applied Ceiling Finishes	Paint ceilings		General	2400	$0.73	sf	$1,752.00	$1,840.70
	2009	Exterior Wall Construction	Replace disloged brick		General	1	$500.00	ls	$500.00	$512.50
	2009	Floor Finishes	Replace vinyl flooring		General	800	$2.50	sf	$2,000.00	$2,101.25
								Total:	$15,061.26	$15,657.17
Priority	**Replacement Year**	**Sub Elements**	**Elements Description**	**Room Name**	**Room#**	**Quantity**	**Cost per Unit**	**Unit**	**Total Cost**	**Inflated Total Cost**
Priority 3										
	2010	Roof Finishes	Replace standing seam metal roof		General	2000	$3.25	sf	$6,500.00	$6,829.06
	2010	Exterior Wall Construction	Repoint masonry		General	1250	$6.36	sf	$7,950.00	$8,352.47
	2011	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$6,461.34
	2012	Windows	Replace wood windows		General	20	$470.00	ea	$9,400.00	$10,635.24
	2013	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$6,788.45
								Total:	$35,850.00	$39,066.
Priority	**Replacement Year**	**Sub Elements**	**Elements Description**	**Room Name**	**Room#**	**Quantity**	**Cost per Unit**	**Unit**	**Total Cost**	**Inflated Total Cost**
Priority 4										
	2014	Wall Finishes	Paint walls		General	7178	$0.67	sf	$4,809.26	$5,716.70
	2014	Applied Ceiling Finishes	Paint ceilings		General	2400	$0.73	sf	$1,752.00	$2,082.58
	2014	Residential Equipment	Refrigerator		General	1	$774.30	ea	$774.30	$920.40
	2014	Residential Equipment	Dishwasher		General	1	$630.62	ea	$630.62	$749.61
	2015	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$7,132.11

	2017	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$7,493.18
	2017	Exterior Wall Construction	Paint exterior wood trim		General	1	$2,000.00	ls	$2,000.00	$2,560.17
	2017	Signage	ADA signage		General	1	$120.00	ea	$120.00	$153.61
	2017	Misc. Other Plumbing Systems	sump pump		General	1	$1,000.00	ea	$1,000.00	$1,280.08
	2017	Painted Lines & Markings	Add access aisles		General	1	$250.00	ea	$250.00	$320.02
	2018	Other Special Structures	Replace wood porch		General	1	$15,000.00	ls	$15,000.00	$19,201.27
								Total:	$38,336.18	$47,609.73
Priority	**Replacement Year**	**Sub Elements**	**Elements Description**	**Room Name**	**Room#**	**Quantity**	**Cost per Unit**	**Unit**	**Total Cost**	**Inflated Total Cost**
Priority 5										
	2019	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$7,872.52
	2019	Residential Equipment	Range		General	1	$505.68	ea	$505.68	$680.08
	2019	Wall Finishes	Paint walls		General	7178	$0.67	sf	$4,809.26	$6,467.92
	2019	Applied Ceiling Finishes	Paint ceilings		General	2400	$0.73	sf	$1,752.00	$2,356.25
	2021	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$8,271.07
	2021	Floor Finishes	Replace vinyl flooring		General	800	$2.50	sf	$2,000.00	$2,825.95
	2022	Misc. Other Plumbing Systems	Wrap drain pipes below lavatory with insulation		General	1	$50.00	ls	$50.00	$72.41
	2023	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$8,689.79
	2024	Applied Ceiling Finishes	Paint ceilings		General	2400	$0.73	sf	$1,752.00	$2,665.88
	2024	Wall Finishes	Paint walls		General	7178	$0.67	sf	$4,809.26	$7,317.86
	2025	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$9,129.71
	2027	Floor Finishes	Replace carpet		General	200	$30.00	sy	$6,000.00	$9,591.90
	2027	Exterior Wall Construction	Paint exterior wood trim		General	1	$2,000.00	ls	$2,000.00	$3,277.23
	2027	Other Plumbing Fixtures	Modify existing toilet room accessories and mirrors for ADA compliance.		General	1	$525.00	ls	$525.00	$860.27
	2027	Other Plumbing Fixtures	ADA paddle type faucets		General	1	$300.00	ea	$300.00	$491.58
	2027	Other Exterior Doors	Lever action hardware for exterior		General	2	$65.00	ea	$130.00	$213.02

			doors							
	2027	Interior Door Wall Opening Elements	ADA accessible door opening		General	1	$1,250.00	ls	$1,250.00	$2,048.27
	2027	Interior Door Hardware	lever action hardware		General	1	$65.00	ea	$65.00	$106.51
	2027	Misc. Other Plumbing Systems	sump pump		General	1	$1,000.00	ea	$1,000.00	$1,638.62
	2027	Signage	ADA signage		General	1	$120.00	ea	$120.00	$196.63
	2027	Painted Lines & Markings	Install ADA van accessible space		General	1	$220.00	ea	$220.00	$360.50
	2027	Painted Lines & Markings	Add access aisles		General	1	$250.00	ea	$250.00	$409.65
	2028	Regular Stairs	Replace fire escape stairs		General	1	$3,000.00	ls	$3,000.00	$4,915.85
								Total:	$54,538.20	$80,459.47

Report Subtotal: $156,718.64 **Report Total:** $195,899.26

EMG

Replacement Reserves Report

City Name: Purcellville
Building Name: MH/MR Group Home #5024
Location: 161 West Main Street Purcellville, VA 20132
EMG Project Number: 79334.06R-008.1

Reserve Term: 20
Local Factor: 1
Inflation Rate: 2.5
Number of Units:

Section	Elements Description	EUL	EFF Age	RUL	Quantity	Unit	Unit Cost	Total	2008 0	2009 1	2010 2	2011 3	2012 4	2013 5	2014 6	2015 7	2016 8	2017 9	2018 10	2019 11	2020 12	2021 13	2022 14	2023 15	2024 16	2025 17	2026 18	2027 19	2028 20	Total Deficiency Repair Estimate
11	ADA accessible door opening	20	41	19	1	ls	$1,250.00	$1,250.00	*$1,250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,250.00	$0.00	$2,500.00
11	ADA paddle type faucets	20	21	19	1	ea	$300.00	$300.00	*$300.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$300.00	$0.00	$600.00
11	ADA signage	10	11	19	1	ea	$120.00	$120.00	*$120.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$120.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$120.00	$0.00	$360.00
11	Add access aisles	10	11	19	1	ea	$250.00	$250.00	*$250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$250.00	$0.00	$750.00
11	Install ADA van accessible space	20	21	19	1	ea	$220.00	$220.00	*$220.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$220.00	$0.00	$440.00
11	lever action hardware	20	21	19	1	ea	$65.00	$65.00	*$65.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$65.00	$0.00	$130.00
11	Lever action hardware for exterior doors	20	21	19	2	ea	$65.00	$130.00	*$130.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$130.00	$0.00	$260.00
11	Modify existing toilet room accessories and mirrors for ADA compliance	20	21	0	1	ls	$525.00	$525.00	*$525.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$525.00	$0.00	$1,050.00
11	Wrap drain pipes below lavatory with insulation	15	16	0	1	ls	$50.00	$50.00	*$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$50.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$100.00
52	Replace concrete stair	50	31	19	100	sf	$10.25	$1,025.00	*$1,025.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,025.00
53	sump pump	10	11	19	1	ea	$1,000.00	$1,000.00	*$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$0.00	$1,000.00
62	Repair moving brick column (front porch)	30	30	19	1	ls	$3,000.00	$3,000.00	$3,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,000.00
62	Replace wood porch	20	19	19	1	ls	$15,000.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$15,000.00
63	Replace standing seam metal roof	25	23	2	2000	sf	$3.25	$6,500.00	$0.00	$0.00	$6,500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$6,500.00
64	Paint exterior wood trim	10	11	19	1	ls	$2,000.00	$2,000.00	*$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$6,000.00
64	Replace dislodged brick	20	19	1	1	ls	$500.00	$500.00	$0.00	$500.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$500.00
64	Repoint masonry	40	38	2	1250	sf	$6.36	$7,950.00	$0.00	$0.00	$7,950.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$7,950.00
65	Replace fire escape stairs	20	20	19	1	ls	$1,000.00	$1,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,000.00	$6,000.00
66	Replace wood windows	30	26	4	20	ea	$470.00	$9,400.00	$0.00	$0.00	$0.00	$0.00	$9,400.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$9,400.00
68	Paint ceilings	5	4	1	2400	sf	$0.73	$1,752.00	$0.00	$1,752.00	$0.00	$0.00	$0.00	$0.00	$1,752.00	$0.00	$0.00	$0.00	$0.00	$1,752.00	$0.00	$0.00	$0.00	$0.00	$1,752.00	$0.00	$0.00	$0.00	$0.00	$7,008.00
68	Paint walls	5	4	1	7178	sf	$0.67	$4,809.26	$0.00	$4,809.26	$0.00	$0.00	$0.00	$0.00	$4,809.26	$0.00	$0.00	$0.00	$0.00	$4,809.26	$0.00	$0.00	$0.00	$0.00	$4,809.26	$0.00	$0.00	$0.00	$0.00	$19,237.04
68	Replace carpet	2	1	1	200	sy	$30.00	$6,000.00	$0.00	$6,000.00	$0.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$6,000.00	$0.00	$60,000.00
68	Replace vinyl flooring	12	11	1	800	sf	$2.50	$2,000.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$4,000.00
86	Dishwasher	15	9	6	1	ea	$630.62	$630.62	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$630.62	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$630.62
86	Range	20	9	11	1	ea	$568.68	$568.68	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$568.68	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$568.68
86	Refrigerator	15	9	6	1	ea	$774.30	$774.30	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$774.30	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$774.30
	SubTotal							$68,754.86	$12,933.00	$15,061.26	$14,450.00	$6,000.00	$9,400.00	$6,000.00	$7,966.18	$3,000.00	$0.00	$9,370.00	$15,000.00	$13,066.94	$0.00	$8,800.00	$50.00	$6,000.00	$6,561.26	$6,000.00	$0.00	$11,860.00	$3,000.00	$156,718.64
	Replacement Reserve Totals,								$12,933.00	$15,061.94	$14,450.00	$6,000.00	$9,400.00	$6,000.00	$7,966.18	$6,000.00	$0.00	$9,370.00	$15,000.00	$13,066.94	$0.00	$8,800.00	$50.00	$6,000.00	$6,561.26	$6,000.00	$0.00	$11,860.00	$3,000.00	$156,718.64

	unescalated																													
	Replacement Reserve Totals, escalated								$13,106.33	$15,657.17	$15,181.53	$6,461.34	$10,635.24	$6,788.45	$9,469.28	$7,132.11	$0.00	$11,887.06	$19,201.27	$17,376.77	$0.00	$11,897.01	$72.41	$8,689.79	$9,983.73	$9,129.71	$0.00	$19,194.19	$4,915.85	$195,899.26

* Indicates deficiency items, which have not been completed in the peevious year and have moved to the current year. Inflation cost have been added to these items.

Purcellville - MH/MR Group Home #5024

Group Elements	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
Equipment	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,670.01	$0.00	$0.00	$0.00	$0.00	$680.08	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,350.09
Exterior Enclosure	$2,183.25	$512.50	$8,352.47	$0.00	$10,635.24	$0.00	$0.00	$0.00	$0.00	$2,560.17	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$3,490.25	$0.00	$27,733.88
Interior Construction	$1,347.88	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,154.78	$0.00	$3,502.66
Interior Finishes	$0.00	$15,144.67	$0.00	$8,461.34	$0.00	$6,798.45	$7,799.28	$7,132.11	$0.00	$7,493.18	$0.00	$16,696.69	$0.00	$11,097.01	$0.00	$8,689.79	$9,983.73	$9,129.71	$0.00	$9,591.90	$0.00	$118,007.87
Plumbing	$1,921.88	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$1,280.06	$0.00	$0.00	$0.00	$0.00	$72.41	$0.00	$0.00	$0.00	$0.00	$2,990.47	$0.00	$6,264.85
Roofing	$0.00	$0.00	$8,829.06	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$8,829.06
Site Improvements	$1,653.33	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$473.63	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$966.78	$0.00	$3,093.74
Special Construction	$3,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$19,201.27	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$22,201.27
Stairs	$5,000.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$2,915.85	$7,915.85
Total	$13,106.33	$15,657.17	$16,181.53	$8,461.34	$10,635.24	$6,798.45	$9,469.29	$7,132.11	$0.00	$11,807.06	$19,201.27	$17,376.77	$0.00	$11,097.01	$72.41	$8,689.79	$9,983.73	$9,129.71	$0.00	$19,194.19	$4,915.85	$195,899.26

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CERTIFICATION

EMG has completed a Comprehensive Facility Condition Assessment (FCA) of the subject property, MH/MR Group Home #5024, located at 161 West Main Street, Purcellville, Virginia, the "Property".

The conclusions and recommendations presented in this report are based on the brief review of the plans and records made available to our Project Manager during the site visit, interviews of available property management personnel and maintenance contractors familiar with the Property, appropriate inquiry of municipal authorities, our Project Manager's walk-through observations during the site visit, and our experience with similar properties.

No testing, exploratory probing, dismantling or operating of equipment or in depth studies were performed unless specifically required under Section 2 of this report. This evaluation did not include engineering calculations to determine the adequacy of the Property's original design or existing systems. Although walk-through observations were performed, not all areas were observed (See Section 4.2 for areas observed). There may be defects in the Property, which were in areas not observed or readily accessible, may not have been visible, or were not disclosed by management personnel when questioned. The report describes property conditions at the time that the observations and research were conducted.

This report has been prepared on behalf of and exclusively for the use of the County of Loudoun, Virginia for the purpose stated within Section 2.0 of this report. The report, or any excerpt thereof, shall not be used by any party other than the County of Loudoun or for any other purpose than that specifically stated in our agreement or within Section 2.0 of this report without the express written consent of EMG.

Any reuse or distribution of this report without such consent shall be at the County of Loudoun and the recipient's sole risk, without liability to EMG.

Any questions regarding this report should be directed to Christine Phillips at caphillips@emgcorp.com. or at (800) 733-0660, Extension 6604.

Prepared by: Paul R. Southwell,
Project Manager

Reviewed by:

Kyle Westmoreland
Technical Report Reviewer for:
Carlton Battle,
Program Manager

1. EXECUTIVE SUMMARY

1.1. PROPERTY INFORMATION AND GENERAL PHYSICAL CONDITION

The property information is summarized in the table below. More detailed descriptions may be found in the various sections of the report and in the Appendices.

Property Information	
Address:	161 West Main Street, Purcellville, Virginia 20132
Year constructed:	Built: 1933 Acquired by County: 1981 Renovated: 2000
Current owner of property:	County of Loudoun, Virginia
Point of Contact:	Tom Trask Contract Manager Department of General Services, Special Projects 703.737.8441 phone
Property type:	Public Housing
Site area:	0.27 Acres
Gross floor area:	2,737 Square Feet (including basement)
Number of buildings:	1
Number of stories:	2 plus basement (337 sq. ft.)
Parking type and number of spaces:	8 spaces in open lot
Building construction:	Conventional wood frame structure over a subterranean basement
Roof construction:	Hip roofs with corrugated metal panels
Exterior Finishes:	Brick veneer with painted wood trim
Heating and/or Air-conditioning:	Split system gas furnace and pad-mounted condenser
Fire and Life/Safety:	Smoke detectors and extinguishers
Dates of visit:	October 3, 2006 and June 7 and 8, 2007

Generally, the property appears to have been constructed within industry standards in force at the time of construction. The property appears to have been well maintained since it was first occupied and is in good overall condition.

According to property management personnel, the property has had a limited capital improvement expenditure program over the past three years, primarily consisting of interior painting and refinishing of hardwood floors. Supporting documentation was not provided in support of these claims but the work is evident.

1.2. Follow-Up Recommendations

Based on EMG's site observations and interviews with individuals familiar with the Property, additional follow-on studies are not recommended at this time.

1.3. Opinions of Probable Cost

The estimates for the repair and capital reserves items noted within this PCR are attached to the front of this report, following the cover page.

These estimates are based on invoices and/or bid documents provided by the Owner and/or facility, construction costs developed by construction resources such as *R.S. Means* and *Marshall & Swift*, EMG's experience with past costs for similar properties, city cost indexes, and assumptions regarding future economic conditions.

1.3.1. Methodology

Based upon our observations, research and judgment, along with consulting commonly accepted empirical Expected Useful Life (EUL) tables; EMG will render our opinion as to when a system or component will most probably necessitate replacement. Accurate historical replacement records provided by the facility manager are typically the best source for this data. Exposure to the weather elements, initial system quality and installation, extent of use, the quality and amount of preventive maintenance exercised are all factors that impact the effective age of a system or component. As a result, a system or component may have an effective age that is greater or less than its actual age. The Remaining Useful Life (RUL) of a component or system equals the EUL less its effective age.

In addition to determining the EUL and the RUL for each major prime system and building component, EMG will categorize each cited deficiency within one of the following four Priorities:

Priority 1: Currently Critical (Year 0)

Items in this category require immediate action and include corrective measures to:

- Return a building component to normal operation
- Stop accelerated deterioration
- Replace items that have reached or exceeded their useful service life
- Correct a cited safety hazard

Priority 2: Potentially Critical (Years 1-2)

Items in this category require action in the next 1-2 years and include corrective measures to:

- Return a building component to normal operation
- Stop rapid deterioration
- Correct potential life safety issues and/or code hazards
- Correct building components that are experiencing Intermittent operations

Priority 3: Necessary – Not Yet Critical (Years 3-5)

Items in this category require appropriate attention to preclude predictable deterioration, potential downtime, additional damage and higher costs to remediation if deferred further.

Priority 4: Recommended (Years 6-10)

Items in this category represent a sensible improvement to the existing conditions. These are not required for the most basic function of the facility; however, Priority 4 projects will improve overall usability and/or reduce long-term maintenance costs.

Priority 5: Does Not Meet Current Codes, but is "Grandfathered"

Items in this category do not require action at this time; however, substantial work performed in the future may require correction.

In addition to identifying and prioritizing all of the observed deficiencies, EMG will also provide the physical conditions of building components. The physical condition is typically defined as being in one of four categories: Good, Fair, Poor and Not Applicable. For the purposes of our assessments, the following definitions are used:

Good (G) = Component or system is sound and performing its function. However, it may show signs of normal wear and tear, commensurate with its age, some minor remedial work may be required.

Fair (F) = Component or system is performing adequately at this time but exhibits deferred maintenance, evidence of previous repairs, workmanship not in compliance with commonly accepted standards, is obsolete, or is approaching the end of its typical Expected Useful Life. Repair or replacement is required to prevent further deterioration, restore it to good condition, prevent premature failure, or to prolong its Expected Useful Life. Component or system exhibits an inherent deficiency of which the cost to remedy is not commensurate with the deficiency but is best remedied by a program of increased preventative maintenance or periodic repairs.

Poor (P) = Component or system has either failed or cannot be relied upon to continue performing its original function as a result of: having realized or exceeded its typical expected useful life, excessive deferred maintenance, state of disrepair, an inherent design deficiency or workmanship. Present condition could contribute or cause the deterioration of contiguous elements or systems. Repair or replacement is required.

N/A = Not Applicable

2. PURPOSE AND SCOPE

2.1. PURPOSE

The purpose of this report is to assist the Client in evaluating the physical aspects of this property and how its condition may affect the Client's financial decisions over time. For this Comprehensive Facility Condition Assessment, the major independent building components were observed and their physical conditions were evaluated in accordance with ASTM E2018-01. These components include the site and building exteriors and representative interior areas. The estimated cost for repairs and/or capital reserve items are included in the enclosed cost tables. All findings relating to these opinions of probable costs are included in the relevant narrative sections of this Report.

The property management staff and code enforcement agencies were interviewed for specific information relating to the physical property, code compliance, available maintenance procedures, available drawings, and other documentation.

2.2. DEVIATIONS FROM GUIDE (ASTM E2018-01)

ASTM E2018-01 requires that any deviations from the Guide be so stated within the report. EMG's probable cost threshold limitation is reduced from the Guide's $3,000 to $1,000, thus allowing for a more comprehensive assessment on smaller scale properties. Therefore, EMG's opinions of probable costs that are individually less than a threshold amount of $1,000 are typically omitted from this PCR. However, comments and estimated costs regarding identified deficiencies relating to life, safety or accessibility items are included regardless of this cost threshold.

In lieu of providing written record of communication forms, personnel interviewed from the facility and government agencies are identified in Section 2.3. Relevant information based on these interviews is included in Sections 2.3, 3.1, and other applicable report sections.

The assessment team will visit each identified property to evaluate the general condition of the building(s) and site improvements, review available construction documents in order to familiarize themselves with and be able to comment on the in-place construction systems, life safety, mechanical, electrical and plumbing systems, and the general built environment. The assessment team will conduct a walk-through survey of the building(s) in order to observe building systems and components, identify physical deficiencies and formulate recommendations to remedy the physical deficiencies.

- As a part of the walk-through survey, the assessment team will survey 100% of the facility's interior. In addition, EMG will survey the exterior of the properties including the building exterior, roofs, and sidewalk/pavement.
- The assessment team will interview the building maintenance staff so as to inquire about the subject property's historical repairs and replacements and their costs, level of preventive maintenance exercised, pending repairs and improvements, and frequency of repairs and replacements.

- The assessment team will develop opinions based on their site assessment, interviews with County of Loudoun's building maintenance staff, and interviews with relevant maintenance contractors, municipal authorities, and experience gained on similar properties previously evaluated. The assessment team may also question others who are knowledgeable of the subject property's physical condition and operation or knowledgeable of similar systems to gain comparative information to use in evaluation of the subject property.
- The assessment team may review documents and information provided by County of Loudoun building maintenance staff that could also aid the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions.
- EMG will complete and update the provided County of Loudoun equipment inventory of each building identifying the component, model, serial number, and any noted deficiencies. EMG will include the building(s) major systems and components, but will focus primarily on the electrical and mechanical equipment.

2.3. PERSONNEL INTERVIEWED

The following personnel from the facility and government agencies were interviewed in the process of conducting the FCA:

Name and Title	Organization	Phone Number
Frank Baldridge Maintenance Technician	Loudoun County Department of General Services	571.233.1848
Joe DeCarlo HVAC Supervisor	Loudoun County Department of General Services	703.233.1911
Mike Manclark Project Technician	Loudoun County Department of General Services	703.771.5654
John Hillis ADA Specialist	Loudoun County Department of General Services	703.737.8242
Jim Rauch Capital Improvement Manager	Loudoun County Office of Capital Construction	703.771.5564
Ken Cunningham Financial Manager	Loudoun County Department of General Services	703.737.8888

The FCA was performed with the assistance of Frank Baldridge, Maintenance Technician, Loudoun County Department of General Services. The on site Point of Contact (POC) was cooperative and provided information that appeared to be accurate based upon subsequent site observations. The on site contact is knowledgeable about the subject property and answered most questions posed during the interview process. The POC's involvement at the property has been for the past 8 years.

2.4. DOCUMENTATION REVIEWED

Prior to the FCA, relevant documentation was requested that could aid in the knowledge of the subject property's physical improvements, extent and type of use, and/or assist in identifying material discrepancies between reported information and observed conditions. The review of submitted documents does not include comment on the accuracy of such documents or their preparation, methodology, or protocol.

The following list provides details on the documentation obtained by EMG during the FCA:

- 2005 Loudoun County Property Appraisal.

2.5. WEATHER CONDITIONS

October 3, 2006: Clear, with temperatures in the 60s (°F) and light winds.

3. CODE INFORMATION AND ACCESSIBILITY

3.1. ADA ACCESSIBILITY

Generally, Title II of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of "areas of public accommodations" and "commercial facilities" on the basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Existing facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

During the FCA, a limited visual observation for ADA accessibility compliance was conducted. The scope of the visual observation was limited to those areas set forth in *EMG's Abbreviated Accessibility Checklist* provided in Appendix D of this report. It is understood by the Client that the limited observations described herein does not comprise a full ADA Compliance Survey, and that such a survey is beyond the scope of EMG's undertaking. Only a representative sample of areas was observed and, other than as shown on the Abbreviated Accessibility Checklist, actual measurements were not taken to verify compliance. The scope of the visual observation did not include any areas within tenant spaces.

At a group home property, the areas considered as a public accommodation besides the site itself and parking, are the exterior accessible route, the interior accessible route, and the interior common areas, including the common area restroom. Since this building is a group home and access is at the first floor, only the first floor common areas were addressed. No ADA handicapped provisions were recommended for the 2nd floor since access to this floor would necessitate the installation of an elevator or chair lift. No kitchen ADA upgrades were suggested since under the current configuration, there can be no wheel chair residents at the facility.

The facility does not appear to be accessible with Title III of the Americans with Disabilities Act. Elements as defined by the ADAAG that are not accessible as stated within the priorities of Title III, are as follows:

Parking

- Adequate number of designated parking stalls and signage for cars and/or vans are not provided. Minimum number of spaces required for a parking lot capacity of eight is a total of one accessible space designated for a van. This would be located within the current parking area on the east side of the building.

  Estimated Cost: 1 @ $220 each = ... $220

- Signage indicating accessible parking spaces for cars and vans are not provided.

  Estimated Cost: 1 @ $120 each = ... $120

- Passenger drop off area are not provided at the building entrances or access routes.

  Estimated Cost: 1 @ $ 250 each = ... $250

Entrances/Exits

- Lever action hardware is not provided for the storm door or main entrance door located on the south side of the facility.

  Estimated Cost: 2 @ $65 each = ... $130

Restrooms

- Existing restroom doors are not wide enough to accommodate wheelchair access, and clear floor space beside the door swing is lacking.

  Estimated Cost: 1 @ $1,250 each = ... $1,250

- Lever action hardware is not provided at all accessible locations.

  Estimated Cost: 1 @ $65 each = ... $65

- Install grab bars in accessible stalls at 36" above the floor.

  Estimated Cost: 1 @ $325 each = ... $325

- Modify existing toilet room accessories and mirrors.

  Estimated Cost: 1 @ $200 each = ... $200

- Modify existing lavatory faucets to paddle type faucets.

  Estimated Cost: 1 @ $300 each = ... $300

- Wrap drain pipes below lavatory with insulation; protect against contact with hot, sharp, or abrasive surfaces.

  Estimated Cost: 1 @ $50 each = ... $50

A full ADA Compliance Survey may reveal additional aspects of the property that are not in compliance.

Corrections of these conditions should be addressed from a liability standpoint, but are not necessarily code violations. The Americans with Disabilities Act Accessibility Guidelines concern civil rights issues as they pertain to the disabled and are not a construction code, although many local jurisdictions have adopted the Guidelines as such. The cost to address the achievable items noted above is $2,910 and is included as a lump sum in the Deficiency Cost Table as a Priority 1 corrective action.

3.2. MOLD

EMG performed a limited visual assessment for the presence of mold, conditions conducive to mold, and evidence of moisture in readily accessible interior areas of the property. EMG did not note obvious visual indications of the presence of mold, conditions conducive to mold, or evidence of moisture in readily accessible interior areas of the property. No further action or investigation is recommended regarding mold at the property.

4. EXISTING BUILDING ASSESSMENT

4.1. INTERIOR AREA TYPES

The following table identifies the reported tenant unit types and tenant mix at the subject property.

Facility Breakdown		
Number	**Type**	**Floor Area (SF)**
4	Bedrooms	576
2	Bathrooms	175
1	Kitchen/Dining Area	460
1	TV/Living Room	400
1	Office	200
1	Corridors/Storage/Miscellaneous	926
0	Garage	0
10	**TOTAL**	**2,737**

4.2. OCCUPANT UNITS OBSERVED

EMG observed approximately 100 percent of the building in order to gain a clear understanding of the property's overall condition. Other areas accessed included the exterior of the property and the roof.

5. SITE IMPROVEMENTS

5.1. UTILITIES

The following table identifies the utility suppliers and the condition and adequacy of the services.

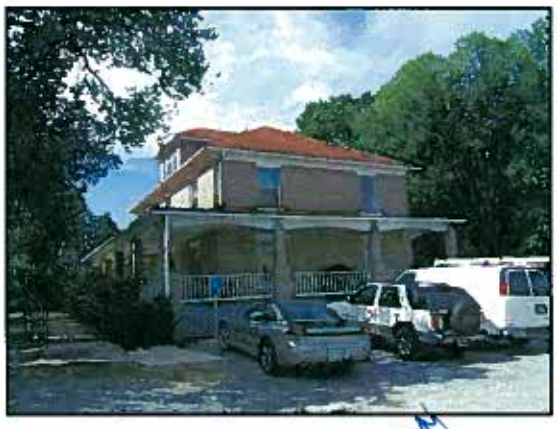
Site Utilities		
Utility	**Supplier**	**Condition & Adequacy**
Sanitary sewer	Town of Purcellville Utilities Department	Good
Storm sewer	Town of Purcellville Streets and Maintenance Department	Good
Domestic water	Town of Purcellville Utilities Department	Good
Electric service	Dominion Virginia Power	Good
Propane gas service	Holtzman Propane	Good

Observations/Comments:

- The utilities appear to be adequate for the property. There are no unique, on site utility systems such as emergency electrical generators, septic systems, water or waste water treatment plants.
- See Section 7.4 for descriptions and comments regarding the emergency electrical generator hook-up.

5.2. PARKING, PAVING, AND SIDEWALKS

The main entrance drive is located along West Main Street on the southeast side of the property. An additional entrance drive is located at the northwest corner of the property accessing 23rd Street. Both the parking areas and service drives are gravel surfaces.



Based on a physical count, parking is provided for 8 cars. The parking ratio is 2.92 spaces per thousand square feet of floor area. All of the parking stalls are located in an open lot with the exception of two, designated by signage for Loudoun County employees only. The sidewalks throughout the property are constructed of cast-in-place concrete. Cast-in-place concrete steps with metal handrails are located at grade changes.

The gravel areas do not have curbing. Surface runoff is directed to landscaped areas, and city maintained streets which border the areas.

Observations/Comments:

- The property does not have a dedicated parking lot repair and maintenance contractor. County maintenance maintain the gravel lot and flatwork or a contractor is retained when required.
- The concrete steps located on the northeast corner of the building are in fair condition. Significant areas of settlement, cracking, and spalling concrete occur. The damaged areas of concrete steps will require replacement during the evaluation period. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is a considered a Priority 2 corrective action.

5.3. DRAINAGE SYSTEMS AND EROSION CONTROL

Storm water from the roofs, landscaped areas, and graveled areas flows across the surface into the adjacent public street.

A fractional horsepower, float operated sump pump is located in the northwest comer of the basement. Ground water/air-conditioning condensate is collected in a plastic sump and is ejected to the landscape area west of the building.

Observations/Comments:

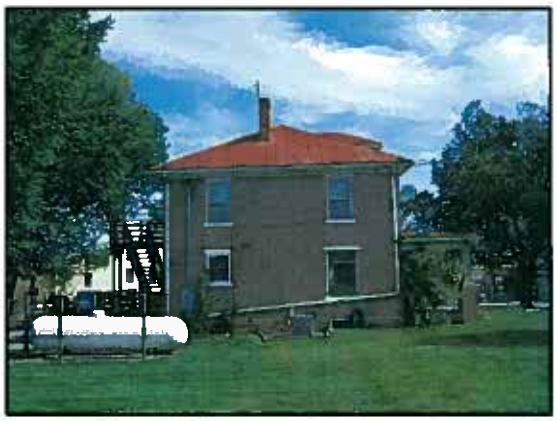
- There is no evidence of storm water runoff from adjacent properties. The storm water system appears to provide adequate runoff capacity. There is no evidence of major ponding or erosion.
- The plastic sump and sump pump are reported to be in good condition. Based on the estimated Remaining Useful Life (RUL), the sump pump will require replacement during the evaluation period. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 3 corrective action.

5.4. TOPOGRAPHY AND LANDSCAPING

The property slopes gently down from the west side of the property to the east property line.

The landscaping consists of trees, shrubs, and grasses. Flower beds are located throughout the site.

Surrounding properties include commercial and residential properties.



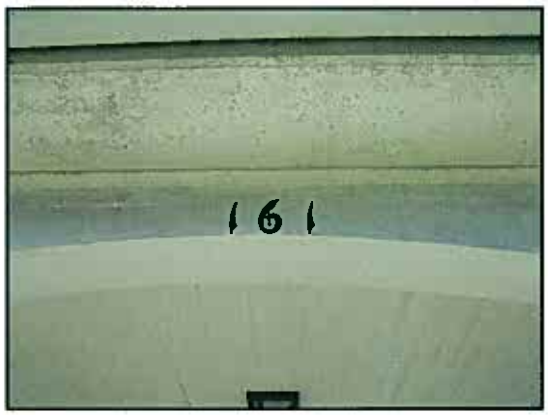
Observations/Comments:

- The topography and adjacent uses do not appear to present conditions detrimental to the property.
- The landscape materials are in good condition and will require routine maintenance during the assessment period.

5.5. GENERAL SITE IMPROVEMENTS

Street address numbers are displayed on the southwest exterior elevation above the main entry.

Exterior building illumination is provided by light fixtures surface-mounted on the exterior walls by the front, side, and rear entry doors.



Observations/Comments:

- The property address numbers are in good condition. Routine maintenance will be required during the assessment period.
- The exterior light fixtures are in good condition. Routine maintenance will be required during the assessment period.

6. BUILDING ARCHITECTURAL AND STRUCTURAL SYSTEMS

6.1. FOUNDATIONS

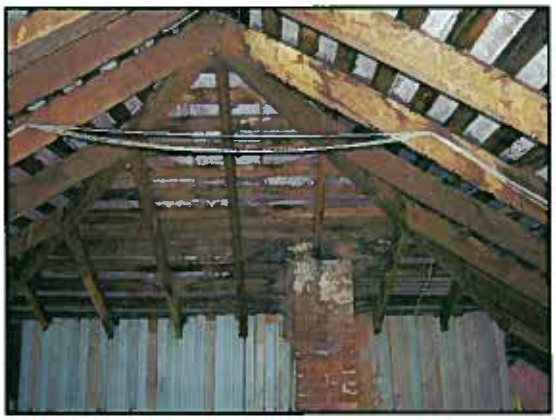
Based on structures of similar size, configuration, and geographic location, it is assumed that the foundations consist of stone. The subterranean basement has load-bearing stone perimeter retaining walls.

Observations/Comments:

- The foundations and footings could not be directly observed during the site visit. There is no evidence of movement that would indicate excessive settlement.
- The subterranean basement walls are in good to fair condition. There is no evidence of movement.

6.2. SUPERSTRUCTURE

The building is a conventional wood-framed structure and has wood stud-framed exterior and interior bearing walls, which support the upper floor and roof diaphragms. The upper floors are constructed with wood joists and are sheathed with wood members. The roof diaphragms are constructed of wood rafters and are sheathed with spaced 2 inch by 6 inch wood members.



Observations/Comments:

- The superstructure is exposed in some locations, which allows for limited observation. Walls and floors appear to be plumb, level, and stable. There are no significant signs of deflection or movement.

6.3. ROOFING

The primary roof is classified as a hipped roof. The roofs are finished with standing seam metal roofing. The roof is topped with an aluminized, emulsion coating.

The roofs have sheet metal flashing elements. The roofs are insulated with a combination of fiberglass batts and loose-fill fibers.

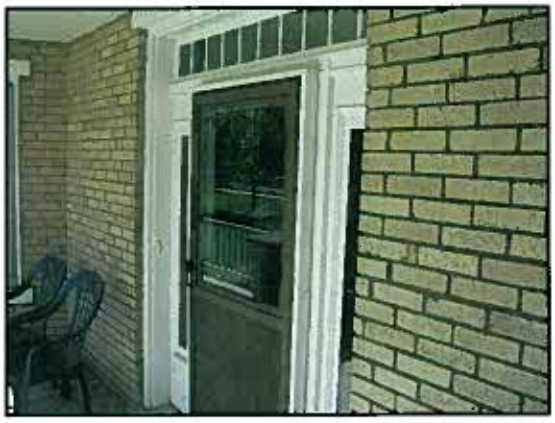
The roofs drain over the eaves to sheet metal gutters and downspouts, which discharge to landscaped areas.

The attic does not have draft stops. Attic access is provided by a conventional set of stairs located on the 2nd floor off the main stair landing common area.

Observations/Comments:

- The property does not have a dedicated roof repair and maintenance contractor. County maintenance personnel maintain the roofs or a contractor is retained when required.
- Mike Manclark, Project Technician, Loudoun County Department of General Services, in charge of maintenance contractors, was contacted to discuss the history of roof repairs, maintenance practices, and warranties. According to Mr. Manclark, the property was purchased in 1981 when it was 48 years old. The roof appears to be original and would therefore be over 70 years old. Roofs of this type typically require replacement between 40 and 50 years.
- The roof is in fair condition with rust evident on the metal roof. Based on the estimated Remaining Useful Life (RUL) and current condition, the metal roofing will require replacement. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 2 corrective action.
- For the front porch, a brick column that supports the roof structure is showing signs of movement. Further investigation and corrective action is recommended. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 1 corrective action.
- Roof drainage appears to be adequate. Clearing and minor repair of drain system components should be performed regularly as part of the property management's routine maintenance program.
- The insulation in the attics appears to be adequate.
- The roof vents appear to be inadequate. Additional roof vent devices must be installed to provide adequate ventilation. This work is considered to be part of routine maintenance.

6.4. EXTERIOR WALLS



The exterior walls are finished with brick masonry veneer and wood trim. The soffits are concealed and are finished with wood sheathing. Portions of the exterior walls are accented with painted wood trim and molding.

Building sealants (caulking) are located between dissimilar materials, at joints, and around window and door openings.

The window and door openings have wood lintels and sills.

Observations/Comments:

- The brick masonry veneer is in fair condition. Isolated portions of the mortar joints are cracked along the north and west elevations of the building. The brick mortar will require cleaning and re-pointing will require replacement during the evaluation period. The estimated cost of this work is included in the Deficiency Cost Table and is considered a Priority 2 corrective action.
- On the west side of the property, an area of brick has been dislodged and will require immediate repair. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 1 corrective action.
- The wood trim is in fair condition. There are isolated areas of dry-rotted, weathered, and deteriorated, wood trim, sills, and lintels. The damaged materials are primarily located along the west elevation and must be repaired and/or replaced. In addition to these repairs, the exterior trim will require painting during the evaluation period. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 2 corrective action.
- The windows as discussed in Section 6.6 are wood and will also require painting. The cost of painting the windows and doors is included in with painting the trim and it forms a part of this section's painting cost.
- The sealant is in fair condition. There are isolated areas of brittle, deteriorated, and missing sealant along the west and north elevations of the building. The damaged sealant must be replaced. Because this cost is not significant, it is included with the cost to paint the trim, windows and doors.

6.5. EXTERIOR AND INTERIOR STAIRS

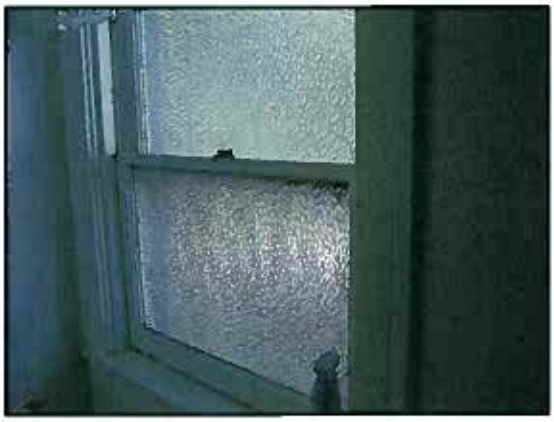
The exterior stairs located on the north side of the building are constructed of wood and have open risers and wood treads. The handrails and balusters are constructed of wood also.

The interior stairs are constructed of wood and have carpeted risers and treads. The handrails and balusters are also constructed of wood.

Observations/Comments:

- The exterior and interior stairs, balusters, and handrails are in good condition and will require routine maintenance during the assessment period.

6.6. EXTERIOR WINDOWS AND DOORS



The windows are wood-framed, single-glazed, double-hung units with storm windows.

The exterior doors are solid wood with raised panels set in wood frames. The doors have cylindrical locksets with cylindrical handle hardware.

Observations/Comments:

- There is evidence of window leaks and condensation. The windows are in fair condition. Based on their condition and estimated Remaining Useful Life (RUL), the windows will require painting during the assessment period. This is considered a Priority 2 corrective action, and the cost is included with the painting of the house trim in Section 6.4. Additionally, based on their estimated Remaining Useful Life, replacement during the assessment period will be required. This is considered a Priority 3 corrective action.
- The exterior doors and door hardware are in good condition and will require routine maintenance during the assessment period.

6.7. PATIO, TERRACE, AND BALCONY

A concrete-paved terrace is located on the south and east sides of the facility. The terrace serves as an outdoor sitting and dining area.

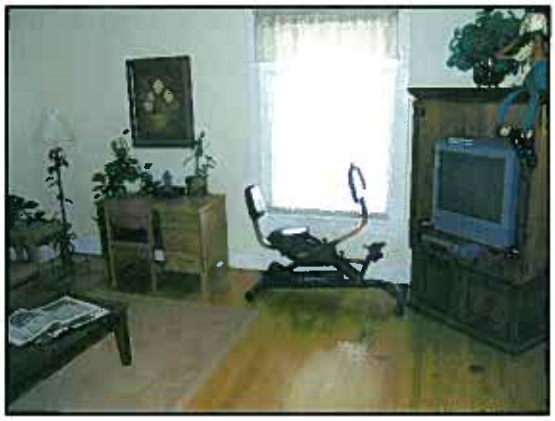
Two exterior exit balconies located on the north side of the building provide access and egress to the occupant units on the second floor and to the kitchen on the first floor. The balcony decks have 2" x 6" decking supported by 2" x 10" joists with 4" x 4" columns. The balcony handrails and balusters are also constructed of wood.

Observations/Comments:

- The terrace slab is in good condition. There are no significant signs of movement, settlement, or cracking.
- The rear fire escape appears to be in fair condition. The fire escape is approximately 20 years old. The boards are worn and there is a concern that it does not meet code. Based on current conditions, estimated Remaining Useful Life, and current code requirements, replacement of the fire escape will be required. The estimated cost of this work is included in the Deficiency Cost Table and is considered a Priority 1 corrective action.
- The rear wood porch is worn and appears to be in fair condition. Based on current conditions and estimated Remaining Useful Life, replacement of the wood porch will be required at the same time as the fire escape replacement. The estimated cost of this work is included in the Deficiency Cost Table and is considered a Priority 1 corrective action.

6.8. COMMON AREAS, ENTRANCES, AND CORRIDORS

The lobby contains TV viewing, exercise equipment, and furniture for relaxation. Corridor, stairway, dining/kitchen areas are accessed directly from the lobby.



Resident units are located on the second floor and accessed from corridors on that floor.

The common area restroom is located on the first floor.

The following table identifies the interior common areas and generally describes the finishes in each common area.

Common Area	Floors	Walls	Ceilings
Lobby /Entry	Hard wood floors	Painted drywall	Painted drywall
Interior Stairs/Landing	Carpet	Painted drywall	Painted drywall
Restroom	Ceramic tile	Painted drywall	Painted drywall
Corridors	Hard wood floors	Painted drywall	Painted drywall

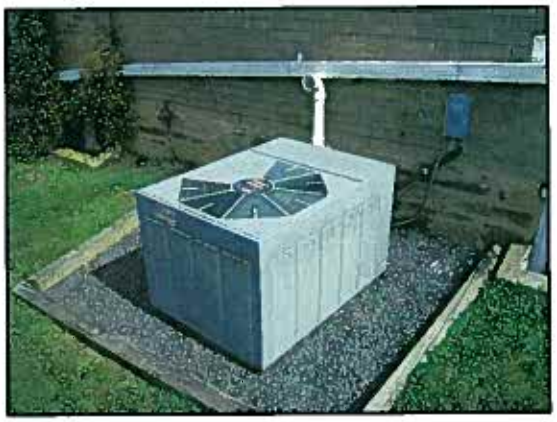
Observations/Comments

- It appears that the interior finishes in the common areas have been renovated within the last 3 years.
- The interior finishes in the common areas are in good condition. Based on their estimated Remaining Useful Life (RUL), the common area carpet and sheet vinyl will require replacement during the evaluation period. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table is considered a Priority 4 corrective action. Interior painting will also be required during the evaluation period. The estimated cost of this work is included as a lump sum in the Deficiency Cost Table and is considered a Priority 3 corrective action. Interior painting for the occupant areas (Section 8.1) has also been included in this section.

7. BUILDING MECHANICAL AND PLUMBING SYSTEMS

See the Mechanical Equipment List in the Appendices for the quantity, manufacturer's name, model number, capacity and year of manufacturer of the major mechanical equipment, if available.

7.1. BUILDING HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)



Heating and cooling are provided by gas-fired, forced-air furnace with split-system, air conditioner. The furnace and cooling coil unit are located in the basement. The condensing unit is pad-mounted on grade. The cooling equipment uses R-22 as a refrigerant.

Air distribution is provided to supply air registers by ducts concealed above the ceilings. Return air grilles are located on the first floor in proximity to the furnace. The heating and cooling system is controlled by local thermostat.

Natural ventilation is provided by operable windows. Mechanical ventilation is provided in the bathrooms by ceiling exhaust fans

Observations/Comments:

- Joe DeCarlo, HVAC Supervisor, Loudoun County Department of General Services, the property's HVAC maintenance coordinator, was contacted to discuss the history of HVAC repairs, maintenance practices, and recent replacements. Opinions from Mr. DeCarlo were solicited regarding future repair, maintenance, and replacement requirements, including the scope and cost of any necessary work. According to Mr. DeCarlo, the propane fired furnace and condensing unit were installed in 2000 and has been maintained according to manufacturer's specifications. The furnace and condenser appear to be in good condition and will require only routine maintenance during the evaluation period. However, the condenser was observed to have vibrated off of its pad. A service call by a HVAC technician is recommended as part of the property's routine maintenance program.
- Records of the installation, maintenance, upgrades, and replacement of the HVAC equipment have been maintained since the property was purchased by the county.
- The mechanical ventilation system and equipment appear to be in good condition and will require routine maintenance during the assessment period. Equipment or component replacements can be performed as part of the property management's routine maintenance program.

7.2. Building Plumbing and Domestic Hot Water

The plumbing systems include the incoming water service, the cold water piping system, and the sanitary sewer and vent system. The risers and the horizontal distribution piping are copper. The soil and vent systems are PVC and galvanized steel.

The water meter is located in a vault adjacent to the public street.

Domestic hot water is supplied by a 50-gallon electric water heater. The water heater is located in the basement and was installed in 2003.

The common area restrooms have residential-grade fixtures and accessories including water closets and lavatories.

Observations/Comments:

- The plumbing systems appear to be well maintained and in good condition. The water pressure appears to be adequate. The plumbing systems will require routine maintenance during the assessment period.
- There is no evidence that the property uses polybutylene piping for the domestic water distribution system.
- The pressure and quantity of hot water appear to be adequate.
- The water heater appears to be in good condition. Based on its estimated Remaining Useful Life (RUL), the water heater will require replacement during the assessment period. The cost of this work is considered routine maintenance and not included in this report.
- The accessories and fixtures in the common area restrooms are in good condition and will require routine maintenance during the assessment period.

7.3. Building Gas Distribution

Gas service is supplied from a 1000-gallon propane tank located approximately seventy-five feet from the northwest corner of the building. The gas meter and regulator are located at the tank. The gas distribution piping within the building is malleable steel (black iron).

Observations/Comments:

- The pressure and quantity of gas appear to be adequate.
- The gas meter and regulator appear to be in good condition and will require routine maintenance during the assessment period.
- Only limited observation of the gas distribution piping can be made due to hidden conditions. The gas piping appears to be in good condition.

7.4. Building Electrical

The electrical supply lines run overhead to a pole-mounted transformer which feed an exterior-mounted electrical meter.

The main electrical service sizes are two, 200 Amp, 120/240 Volt, single-phase, three-wire, alternating current (AC). The electrical wiring is copper, installed in non-metallic sheathed cable. Circuit breaker panels are located in the basement.

An electrical hookup mounted on the west exterior side of the building is designed so that a portable generator can provide back-up power for elements of the fire and life safety systems located in a separate electrical panel in the basement.

Observations/Comments:

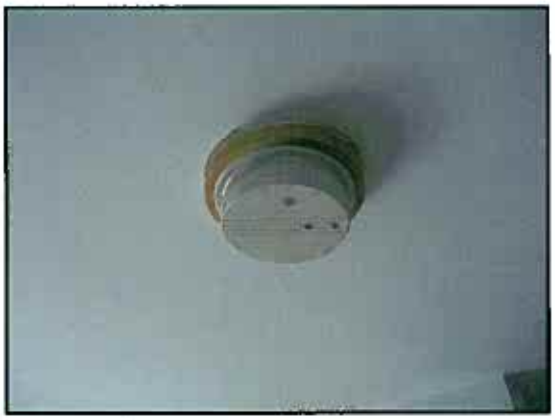
- The on site electrical systems up to the meters are owned and maintained by the respective utility company.
- The electrical service and capacity appear to be adequate for the property's demands.
- The switchgear, circuit breaker panels, and electrical meters appear to be in good condition and will require routine maintenance during the assessment period.

7.5. BUILDING ELEVATORS AND CONVEYING SYSTEMS

Not applicable. There are no elevators or conveying systems.

7.6. FIRE PROTECTION AND SECURITY SYSTEMS

The fire protection system consists of fire extinguishers and smoke detectors. Fire extinguishers are located throughout the common areas. Battery-operated and hard-wired smoke detectors are located throughout the common areas. The nearest fire hydrants are located along the public streets bordering the property and are approximately 75 feet from the building.



Observations/Comments:

- Smoke detector replacement is considered to be routine maintenance.
- The dry chemical extinguishing systems appear to be in good condition and are serviced regularly by a qualified fire equipment contractor.

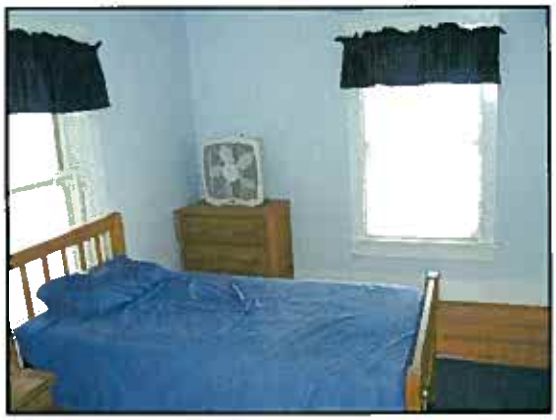
8. OCCUPANT SPACES

8.1. INTERIOR FINISHES

The following table generally describes the interior finishes in occupant units:

Typical Occupant Unit Finishes			
Room	**Floor**	**Walls**	**Ceiling**
Bedrooms	Hard wood	Painted drywall	Painted drywall
Office	Hard wood	Painted drywall	Painted drywall
Bathroom	Sheet vinyl / Ceramic tile	Painted drywall	Painted drywall

The interior doors are painted solid wood doors set in wood frames. The interior doors have cylindrical locksets with knob handle hardware.



Observations/Comments:

- The interior finishes in the occupant units are in good condition. the occupant areas in this building are relatively small, and the occupant areas are renovated at the same time as the common areas, the cost for the occupant area is included in Section 6.8 of this report
- The interior doors and door hardware are in good condition and will require routine maintenance during the assessment period.

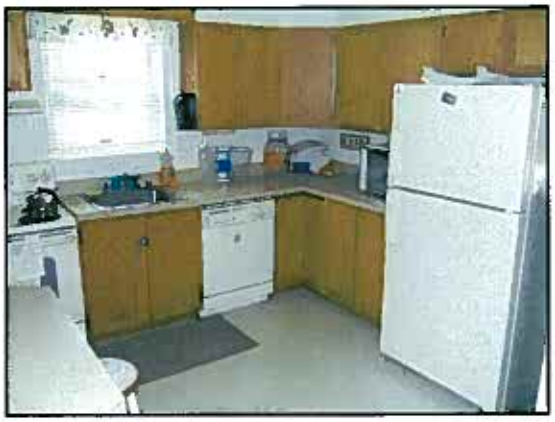
8.2. KITCHEN EQUIPMENT

The kitchen includes the following major appliances, fixtures, and equipment:

Appliance	Comment
Refrigerator	Up-right
Range	Electric
Oven	Electric
Hood	Ductless
Dishwasher	Yes
Microwave	Yes
Freezer	No
Washing Machine	Yes
Clothes Dryer	Yes

Observations/Comments:

- The kitchen appliances appear to be in good condition. Based on their estimated Remaining Useful Life (RUL), some of the kitchen appliances will require replacement during the assessment period. The cost of this work is included in the Deficiency Cost Table and is considered a Priority 3 corrective action).



8.3. HVAC

See Section 7.1 for descriptions and assessments.

8.4. PLUMBING

See Section 7.2 for descriptions and assessments.

8.5. ELECTRICAL

See Section 7.4 for descriptions and assessments.

9. STRUCTURES

Not applicable. There are no major accessory structures.

10. APPENDICES

APPENDIX A: Photographic Record
APPENDIX B: Site Plan
APPENDIX C: Supporting Documentation
APPENDIX D: EMG Abbreviated Accessibility Checklist
APPENDIX E: Terminology
APPENDIX F: Resumes for Report Reviewer and Field Observer

APPENDIX A:
PHOTOGRAPHIC RECORD

EMG *An ISO 9001 Certified Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 79334.06R-008.138 **Project Name: MH/MR Group Home #5024**

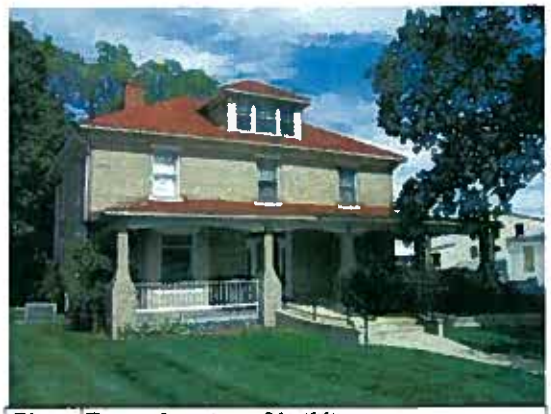


Photo #1:	Front elevation of building

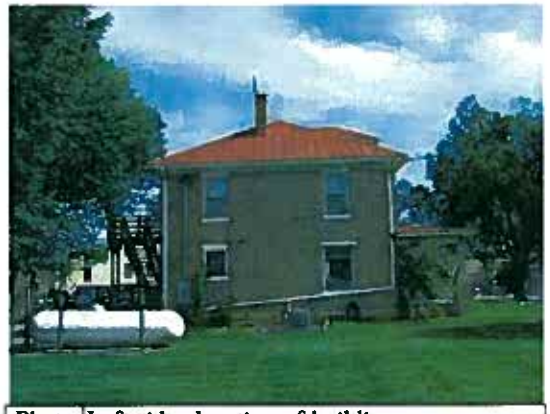


Photo #2:	Left side elevation of building

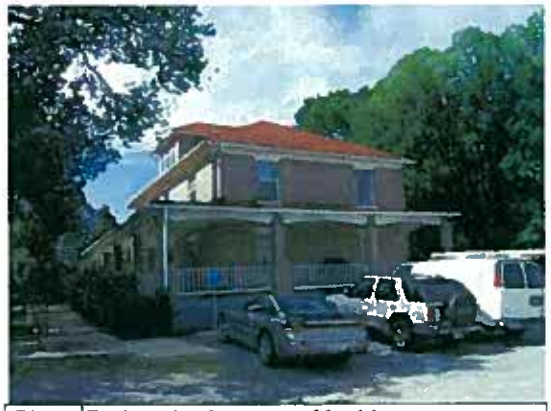


Photo #3:	Right side elevation of building

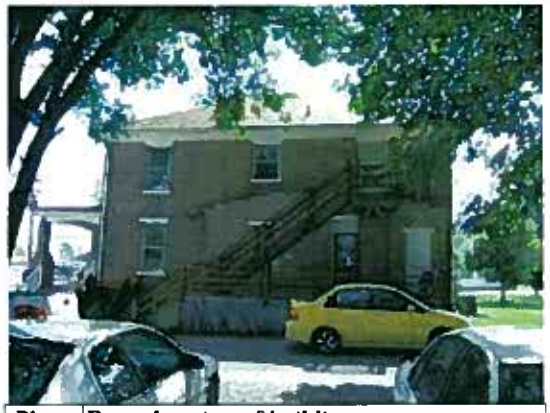


Photo #4:	Rear elevation of building

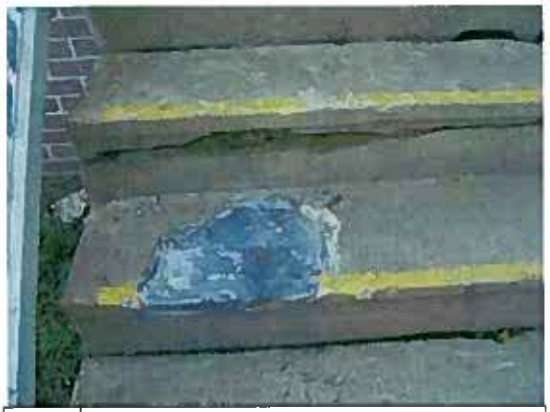


Photo #5:	Damaged steps

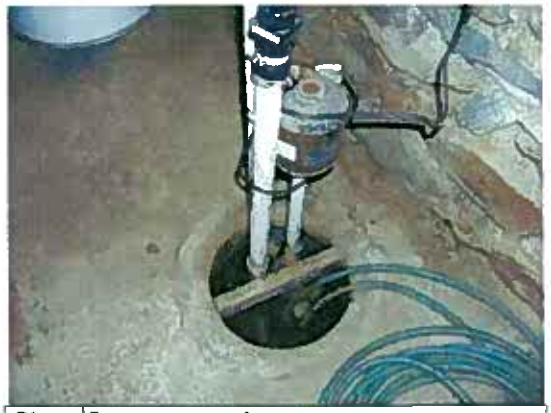


Photo #6:	Sump pump in basement

EMG *An ISO 9001 Certified Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 79334.06R-008.138 **Project Name: MH/MR Group Home #5024**

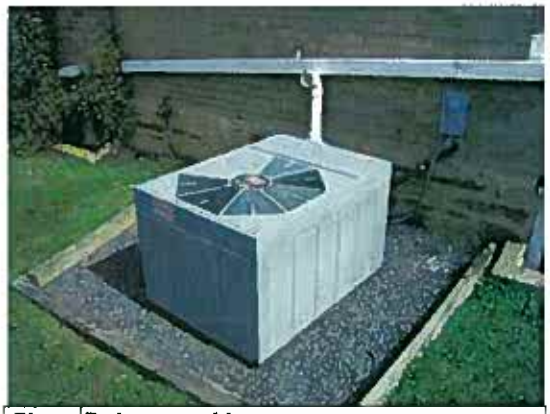


Photo #7:	Pad-mounted heat pump

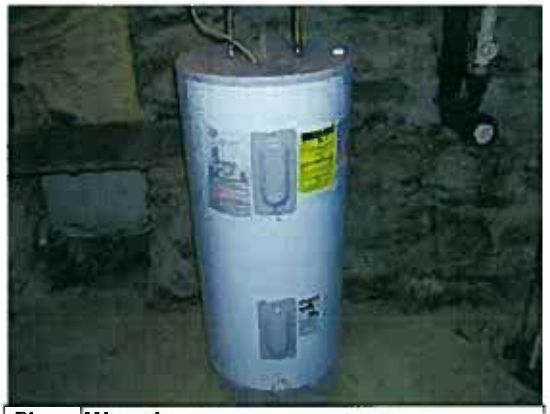


Photo #8:	Water heater

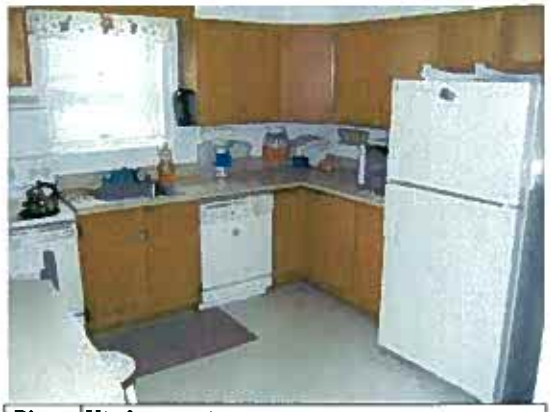


Photo #9:	Kitchen equipment

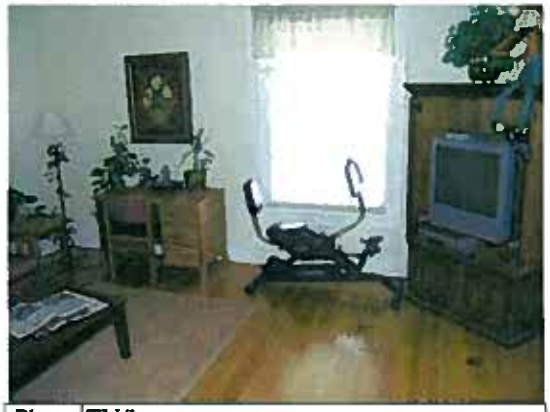


Photo #10:	TV/lounge area

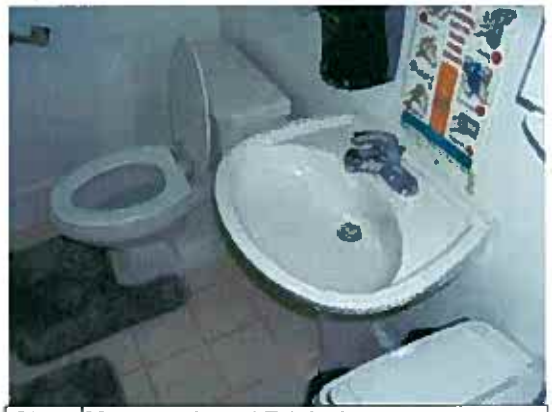


Photo #11:	Non-compliant ADA bathroom

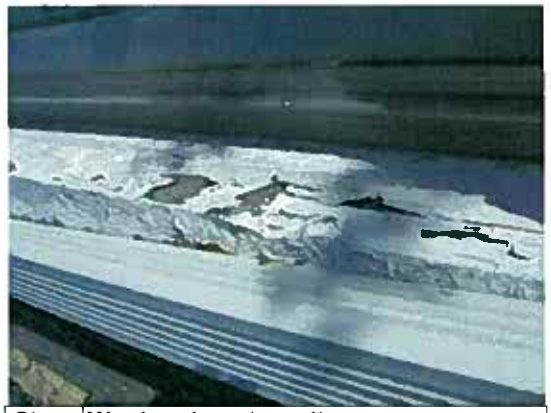


Photo #12:	Weathered window sills

EMG *An ISO 9001 Certified Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 79334.06R-008.138 **Project Name: MH/MR Group Home #5024**

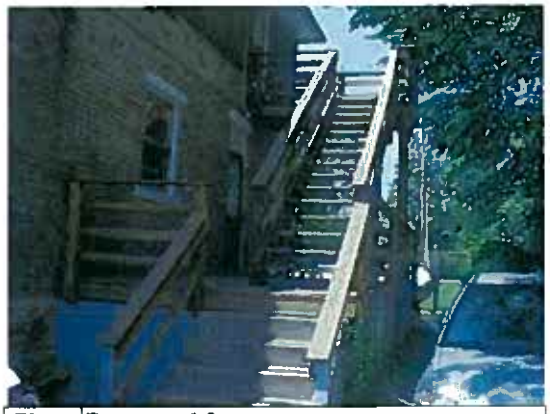


Photo #13:	Rear wood fire escape

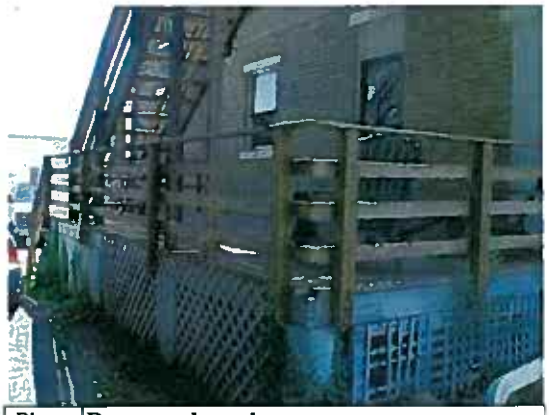


Photo #14:	Rear wood porch

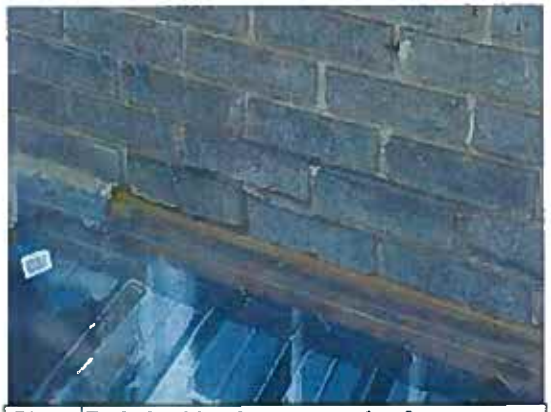


Photo #15:	Dislodged brick on west side of property

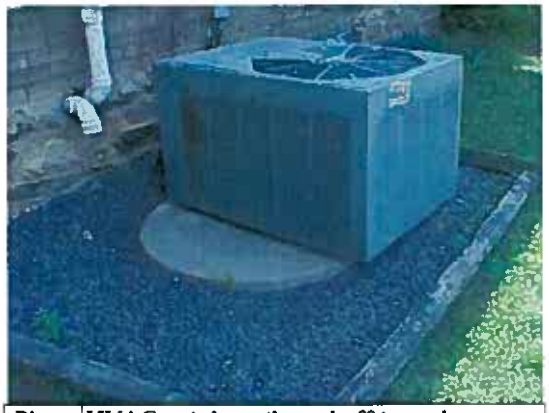


Photo #16:	HVAC unit has vibrated off its pad

Photo #137:	Tuckpointing of brick required

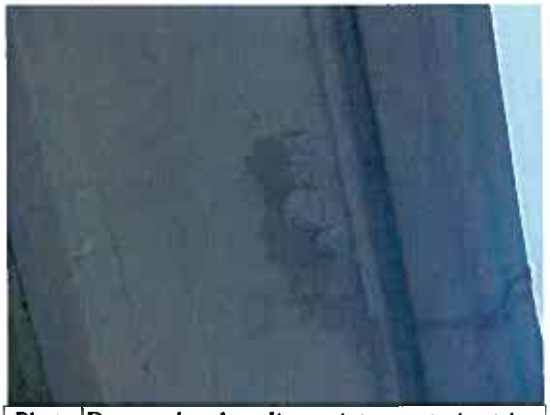


Photo #18:	Damaged and peeling paint on exterior trim

EMG *An ISO 9001 Certified Company*

EMG PHOTOGRAPHIC RECORD

Project No.: 79334.06R-008.138

Project Name: MH/MR Group Home #5024

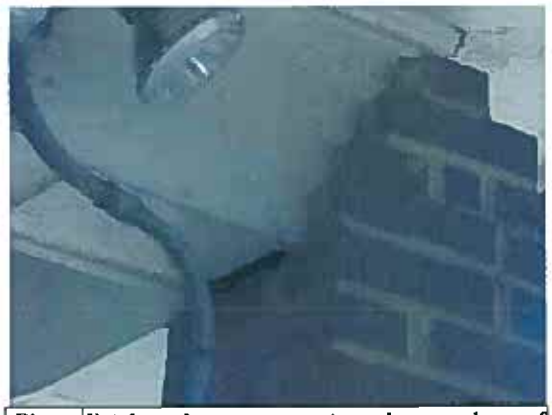


Photo #19:	Brick column supporting the porch roof structure (signs of movement)

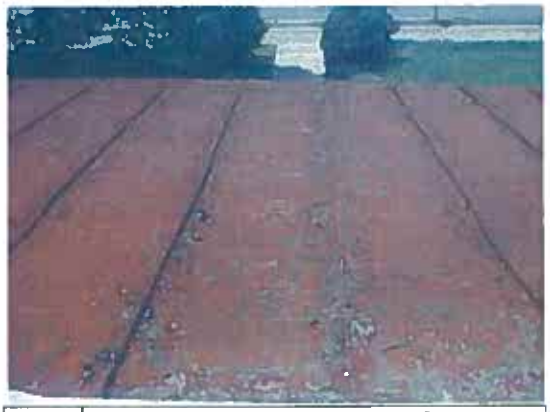


Photo #20:	Rust on standing seam metal roof

APPENDIX B:
SITE PLAN

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APPENDIX C:
SUPPORTING DOCUMENTATION

Mechanical Equipment List

Project: MH/MR Group Home # 5024
Location: 161 West Main Street, Purcellville, Virginia 20132
Project #: 79334.06R-008.138
Date: 10/3/06 Prepared by: Paul R. Southwell

Qty.	Item Description (Date, Type, Size, Location)	Manufacturer	Model Number
1	2000, Split System, 5 Ton, North side of facility	Ruud	UAKA-O60JA
1	1996, Gas Furnace, 120,000 BTU/HR, Basement	Carrier	9200
1	2003, Water Heater, 50-gallon, Basement	General Electric	GE50M6A

APPENDIX D:
EMG ABBREVIATED ACCESSIBILITY CHECKLIST

Property Name: MH/MR Group Home #5024
Date: October 3, 2006
Project Number: 79334.06R-008.138

EMG Abbreviated Accessibility Checklist					
	Building History	**Yes**	**No**	**N/A**	**Comments**
1.	Has the management previously completed an ADA review?		✓		The U.S. Justice Department conducted an ADA review in 2004. The review and resulting assessment did not address this property.
2.	Have any ADA improvements been made to the property?	✓			
3.	Does a Barrier Removal Plan exist for the property?		✓		
4.	Has the Barrier Removal Plan been reviewed/approved by an arms-length third party such as an engineering firm, architectural firm, building department, other agencies, etc.?			✓	
5.	Has building ownership or management received any ADA related complaints that have not been resolved?		✓		
6.	Is any litigation pending related to ADA issues?		✓		
	Parking	**Yes**	**No**	**N/A**	**Comments**
1.	Are there sufficient parking spaces with respect to the total number of reported spaces?		✓		
2.	Are there sufficient van-accessible parking spaces available (96" wide/ 96" aisle for van)?		✓		
3.	Are accessible spaces marked with the International Symbol of Accessibility? Are there signs reading "Van Accessible" at van spaces?		✓		
4.	Is there at least one accessible route provided within the boundary of the site from public transportation stops, accessible parking spaces, passenger loading zones, if provided, and public streets and sidewalks?		✓		
5.	Do curbs on the accessible route have depressed, ramped curb cuts at drives, paths, and drop-offs?	✓			

EMG Abbreviated Accessibility Checklist					
6.	Does signage exist directing you to accessible parking and an accessible building entrance?		✓		
	Ramps	**Yes**	**No**	**N/A**	**Comments**
1.	If there is a ramp from parking to an accessible building entrance, does it meet slope requirements? (1:12)	✓			
2.	Are ramps longer than 6 ft complete with railings on both sides?	✓			
3.	Is the width between railings at least 36 inches?	✓			
4.	Is there a level landing for every 30 ft horizontal length of ramp, at the top and at the bottom of ramps and switchbacks?	✓			
	Entrances/Exits	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main accessible entrance doorway at least 32 inches wide?	✓			
2.	If the main entrance is inaccessible, are there alternate accessible entrances?	✓			
3.	Can the alternate accessible entrance be used independently?	✓			
4.	Is the door hardware easy to operate (lever/push type hardware, no twisting required, and not higher than 48 inches above the floor)?	✓			
5.	Are main entry doors other than revolving door available?	✓			
6.	If there are two main doors in series, is the minimum space between the doors 48 inches plus the width of any door swinging into the space?		✓		
	Paths of Travel	**Yes**	**No**	**N/A**	**Comments**
1.	Is the main path of travel free of obstruction and wide enough for a wheelchair (at least 36 inches wide)?	✓			
2.	Does a visual scan of the main path reveal any obstacles (phones, fountains, etc.) that protrude more than 4 inches into walkways or corridors?		✓		
3.	Are floor surfaces firm, stable, and slip resistant (carpets wheelchair friendly)?	✓			
4.	Is at least one wheelchair-accessible public telephone available?		✓		

EMG Abbreviated Accessibility Checklist					
5.	Are wheelchair-accessible facilities (toilet rooms, exits, etc.) identified with signage?		✓		
6.	Is there a path of travel that does not require the use of stairs?	✓			
7.	If audible fire alarms are present, are visual alarms (strobe light alarms) also installed in all common areas?		✓		
	Elevators	**Yes**	**No**	**N/A**	**Comments**
1.	Do the call buttons have visual signals to indicate when a call is registered and answered?			✓	
2.	Is the "UP" button above the "DOWN" button?			✓	
3.	Are there visual and audible signals inside cars indicating floor change?			✓	
4.	Are there standard raised and Braille marking on both jambs of each host way entrance?			✓	
5.	Do elevator doors have a reopening device that will stop and reopen a car door if an object or a person obstructs the door?			✓	
6.	Do elevator lobbies have visual and audible indicators of car arrival?			✓	
7	Does the elevator interior provide sufficient wheelchair turning area (51" x 68")?			✓	
8.	Are elevator controls low enough to be reached from a wheelchair (48 inches front approach/54 inches side approach)?			✓	
9.	Are elevator control buttons designated by Braille and by raised standard alphabet characters (mounted to the left of the button)?			✓	
10.	If a two-way emergency communication system is provided within the elevator cab, is it usable without voice communication?			✓	
	Restrooms	**Yes**	**No**	**N/A**	**Comments**
1.	Are common area public restrooms located on an accessible route?		✓		
2.	Are pull handles push/pull or lever type?		✓		
3.	Are there audible and visual fire alarm devices in the toilet rooms?		✓		
4.	Are corridor access doors wheelchair-accessible (at least 32 inches wide)?		✓		

EMG Abbreviated Accessibility Checklist					
5.	Are public restrooms large enough to accommodate a wheelchair turnaround (60" turning diameter)?		✓		
6.	In unisex toilet rooms, are there safety alarms with pull cords?		✓		
7.	Are stall doors wheelchair accessible (at least 32" wide)?		✓		
8.	Are grab bars provided in toilet stalls?		✓		
9.	Are sinks provided with clearance for a wheelchair to roll under (29" clearance)?		✓		
10.	Are sink handles operable with one hand without grasping, pinching or twisting?		✓		
	Restrooms	**Yes**	**No**	**N/A**	**Comments**
11.	Are exposed pipes under sink sufficiently insulated against contact?		✓		
12.	Are soap dispensers, towel, etc. reachable (48" from floor for frontal approach, 54" for side approach)?		✓		
13.	Is the base of the mirror no more than 40" from the floor?		✓		

APPENDIX E:
TERMINOLOGY

The following are definitions of terms utilized in this report.

TERMINOLOGY	
Actual Knowledge	Information or observations known first hand by EMG.
ADA	The Americans with Disabilities Act
Ancillary Structures	Structures that are not the primary improvements of the Property but which may have been constructed to provide support uses.
Appropriate Inquiry	A request for information from appropriate entity conducted by a Freedom of Information Letter (FOIL), verbal request, or by written request made either by fax, electronic mail, or mail. A good-faith one time effort conducted to obtain the information in light of the time constraints to deliver the FCA.
ASTM	American Society for Testing and Materials
Base Building	That portion of the building (common area) and its systems that are not typically subject to improvements to suit tenant requirements.
Baseline	A minimum scope level of observation, inquiry, research, documentation review, and cost estimating for conducting a Property Condition Assessment as normally conducted by EMG.
BOMA	Building Owners & Managers Association
Building	Referring to the primary building or buildings on the Property, which are within the scope of the FCA as defined under Section 2.
Building Codes	A compilation of rules adopted by the municipal, county and/or state governments having jurisdiction over the Property that govern the property's design &/or construction of buildings.
Building Department Records	Information concerning the Property's compliance with applicable Building, Fire and Zoning Codes that is readily available for use by EMG within the time frame required for production of the Property Condition Assessment.
Building Systems	Interacting or interdependent components that comprise a building such as structural, roofing, side wall, plumbing, HVAC, water, sanitary sewer and electrical systems.
BUR	Built Up Roof
Client	The entity identified on the cover of this document as the Client.
Commercial Real Estate	Real property used for industrial, retail, office, agricultural, other commercial, medical, or educational purposes, and property used for residential purposes that has more than four (4) residential dwelling units.
Commercial Real Estate Transaction	The transfer of a mortgage, lease, or deed; the re-financing of a commercial property by an existing mortgagee; or the transferring of an equity interest in commercial property.
Component	A piece of equipment or element in its entirety that is part of a system.
Consultant	The entity or individual that prepares the Property Condition Assessment and that is responsible for the observance of, and reporting on the physical condition of Commercial Property.
Dangerous or Adverse Conditions	Situations which may pose a threat or possible injury to the Project Manager, or those situations which may require the use of special protective clothing, safety equipment, access equipment, or any precautionary measures.
Deferred Maintenance	Deficiencies that result from postponed maintenance, or repairs that have been put off until a later time and that require repair or replacement to an acceptable condition relative to the age of the system or property.
Dismantle	To take apart; disassemble; tear down any component, device or piece of equipment that is bolted, screwed, secured, or fastened by other means.

TERMINOLOGY	
DWV	Drainage Waste Ventilation
EIFS	Exterior Insulation and Finish System
EMS	Energy Management System
Engineering	Analysis or design work requiring extensive formal education, preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences as provided by a Professional Engineer licensed to practice engineering by any state of the 50 states.
Expected Useful Life (EUL)	The average amount of time in years that a system or component is estimated to function when installed new.
FEMA	Federal Emergency Management Agency
FFHA	Federal Fair Housing Act
Fire Department Records	Information generated or acquired by the Fire Department having jurisdiction over the Property, and that is readily available to EMG within the time frame required for production of the FCA.
FIRM	Flood Insurance Rate Maps
FM	Factory Mutual
FOIA	U.S. Freedom of Information Act (5 USC 552 et seq.)
FOIL	Freedom of Information Letter
FRT	Fire Retardant Treated
Guide	A series of options or instructions that do not recommend a specific course of action.
His	Referring to either a male or female Project Manager, or individuals interviewed by the Project Manager.
HVAC	Heating, Ventilating & Air-conditioning
IAQ	Indoor Air Quality
Immediate Repairs	Physical deficiencies that require immediate action as a result of: (i) existing or potentially material unsafe conditions, (ii) significant negative conditions impacting tenancy/marketability, (iii) material building code violations, or (iv) poor or deteriorated condition of critical element or system, or (v) a condition that if left "as is", with an extensive delay in addressing same, has the potential to result in or contribute to critical element or system failure within one (1) year.
Interviews	Interrogatory with those knowledgeable about the Property.
Material	Having significant importance or great consequence to the asset's intended use or physical condition.
MEP	Mechanical, Electrical, and Plumbing
NFPA	National Fire Protection Association
Observations	The results of the Project Manager's Walk-through Survey.
Observe	The act of conducting a visual, unaided survey of items, systems or conditions that are readily accessible and easily visible on a given day as a result of the Project Manager's walk-through.
Obvious	That which is plain or evident; a condition that is readily accessible and can be easily seen by the Project Manager as a result of his Walk-through without the removal of materials, moving of chattel, or the aid of any instrument, device, or equipment.
Owner	The entity holding the deed to the Property that is the subject of the FCA.
FCA	Property Condition Assessment, the Purpose and Scope of which is defined in Section 2 of this report.

TERMINOLOGY	
Physical Deficiency	Patent, conspicuous defects or significant deferred maintenance of the Property's material systems, components, or equipment as observed during the Project Manager's Walk-through Survey. Material systems, components, or equipment that are approaching, have realized, or have exceeded their typical Expected Useful Life (EUL); or, that have exceeded their useful life result of abuse, excessive wear and tear, exposure to the elements, or lack of proper or adequate maintenance. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous repairs, normal operating maintenance, and conditions that do not present a material deficiency to the Property.
PML	Probable Maximum Loss
Practically Reviewable	Information that is practically reviewable means that the information is provided by the source in a manner and form that, upon examination, yields information relevant to the property without the need for extraordinary analysis of irrelevant data.
Practice	A definitive procedure for performing one or more specific operations or functions that does not produce a test result.
Primary Improvements	The site and building improvements that are of fundamental importance with respect to the Property.
Project Manager	The individual Professional Engineer or Registered Architect having a general, well rounded knowledge of all pertinent site and building systems and components that conducts the on site visit and walk-through observation.
Property	The site and building improvements, which are specifically within the scope of the FCA to be prepared in accordance with the agreement between the Client and EMG.
Readily Accessible	Those areas of the Property that are promptly made available for observation by the Project Manager without the removal of materials or chattel, or the aid of any instrument, device, or equipment at the time of the Walk-through Survey.
Reasonably Ascertainable	Information that is publicly available, provided to EMG's offices from either its source or an information research/retrieval concern, practically reviewable, and available at a nominal cost for retrieval, reproduction or forwarding.
Recreational Facilities	Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Remaining Useful Life (RUL)	The consultant's professional opinion of the number of years before a system or component will require replacement or reconditioning. The estimate is based upon observation, available maintenance records, and accepted EUL's for similar items or systems. Inclement weather, exposure to the elements, demand on the system, quality of installation, extent of use, and the degree and quality of preventive maintenance exercised are all factors that could impact the RUL of a system or component. As a result, a system or component may have an effective age greater or less than its actual age. The RUL may be greater or less than its Expected Useful Life (EUL) less actual age.
Replacement Costs	Costs to replace the system or component "in kind" based on Invoices or Bid Documents provided by the current owner or the client, construction costs developed by construction resources such as *Means* and *Dodge*, EMG's experience with past costs for similar properties, or the current owner's historical incurred costs.
Replacement Reserves	Major recurring probable expenditures, which are neither commonly classified as an operation or maintenance expense. Replacement Reserves are reasonably predictable both in terms of frequency and cost. However, they may also include components or systems that have an indeterminable life but nonetheless have a potential liability for failure within the reserve term.
RTU	Rooftop Unit

TERMINOLOGY	
RUL	Remaining Useful Life (See definition)
Short Term Repair Costs	Opinions of Costs to remedy Physical Deficiencies, such as deferred maintenance, that may not warrant immediate attention, but requiring repairs or replacements that should be undertaken on a priority basis, taking precedence over routine preventive maintenance work within a zero to one year time frame. Included are such Physical Deficiencies resulting from improper design, faulty installation and/or substandard quality of original system or materials. Components or systems that have realized or exceeded their Expected Useful Life (EUL) that may require replacement to be implemented within zero to one-year time frame are also included.
Shut-Down	Equipment or systems that are not operating at the time of the Project Manager's Walk-through Survey. Equipment or systems may be considered shutdown if it is not in operation as a result of seasonal temperatures.
Significant	Important, material, and/or serious.
Site Visit	The visit to the property by EMG's Project Manager including walk-through visual observations of the Property, interviews of available project personnel and tenants (if appropriate), review of available documents and interviews of available municipal personnel at municipal offices, all in accordance with the agreement for the Property Condition Assessment.
Specialty Consultants	Practitioners in the fields of engineering, architecture; or, building system mechanics, specialized service personnel or other specialized individuals that have experience in the maintenance and repair of a particular building component, equipment, or system that have acquired detailed, specialized knowledge in the design, assessment, operation, repair, or installation of the particular component, equipment, or system.
Structural Component	A component of the building, which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads).
Suggested Remedy	A preliminary opinion as to a course of action to remedy or repair a physical deficiency. There may be alternate methods that may be more commensurate with the Client's requirements. Further investigation might make other schemes more appropriate or the suggested remedy unworkable. The suggested remedy may be to conduct further research or testing, or to employee Specialty Consultants to gain a better understanding of the cause, extent of a deficiency (whether observed or highly probable), and the appropriate remedy.
Survey	Observations as the result of a walk-through scan or reconnaissance to obtain information by EMG of the Property's readily accessible and easily visible components or systems.
System	A combination of interacting or interdependent components assembled to carry out one or more functions.
Technically Exhaustive	The use of measurements, instruments, testing, calculations, exploratory probing or discover, and/or other means to discover and/or troubleshoot Physical Deficiencies, develop scientific or Engineering findings, conclusions, and recommendations. Such efforts are not part of this report unless specifically called for under Section 2.2.
Term	Reserve Term: The number of years that Replacement Reserves are projected for as specified in the Replacement Reserves Cost Estimate.
Timely Access	Entry provided to the Project Manager at the time of his site visit.
UST	Underground Storage Tank

TERMINOLOGY	
Walk-through Survey	The Project Manager's site visit of the Property consisting of his visual reconnaissance and scan of readily accessible and easily visible components and systems. This definition connotes that such a survey should not be considered in depth, and is to be conducted without the aid of special protective clothing, exploratory probing, removal of materials, testing, or the use of special equipment such as ladders, scaffolding, binoculars, moisture meters, air flow meters, or metering/testing equipment or devices of any kind. It is literally the Project Manager's walk of the Property and observations.

APPENDIX F:
RESUMES FOR REPORT REVIEWER AND FIELD OBSERVER

CARLTON T. BATTLE

Deputy Program Manager

Education

- BS, School of Architecture, Syracuse University, NY, 1994

Project Experience

- ***Government Agency/Warehouse and City Yard, McGuffrey Art Center, Market St. Parking Garage, Charlottesville, VA*** – As a Field Technician, Mr. Battle performed Property Condition Assessments of these various properties. He reviewed the condition of the building structure and systems and developed a thorough report. his work helped EMG complete this project on schedule and within the budget.
- ***GE Capitol Corporation, Commercial Finance/Gates of West Bay, Norfolk, VA*** – Mr. Battle completed a Property Condition Assessment of this multifamily housing site. During his evaluation of the facilities, he conducted interviews with the property manager and maintenance staff. His findings included information on existing building conditions, site improvements, mechanical and electrical systems and code and accessibility information.
- ***Midland Annual Inspections/Columbia Gateway Commerce Center, Columbia, MD*** – As Field Technician, Mr. Battle applied his expertise to the assessment of this property. He assessed this 1,214,603 SF multiple office building community, utilizing a customized EMG methodology, having performed a Property Condition Assessment. Mr Battle findings equipped the client with the information to make an effective business decision.
- ***Bear Sterns/Smyrna Mart Shopping Center, Smyrna, DE*** – Mr. Battle, a professional well-versed in this industry's standards, performed an Environmental Phase I Assessment and a Property Condition Assessment on this 150,000 square foot retail property. His knowledge of structural and mechanical building elements was crucial to the level of detail required for this assessment. His report was clear and concise, yet thorough. He provided the information that was essential to the client's needs.

Industry Tenure

- A/E: 1990
- EMG: August, 2004

Related Experience

- National Retail banking Portfolio

Industry Experience

- Industrial
- Commercial

Special Skills & Training

- AutoCAD 2002

Memberships

- U.S. Green Building Council, National Chapter
- Greater Baltimore Technology Council
- The Baltimore Architectural Foundation
- The American Institute of Architects

Regional Location

- Baltimore, MD

KYLE WESTMORELAND

Technical Report Reviewers

Education

- Bachelor of Science in Construction Management from Sam Houston State University, 2000 Huntsville, TX

Project Experience

- ***Housing (Dormitories, Multi-family, and Base Hotels), US Air Force Dorm Master Plan, Nationwide*** – Mr. Westmoreland was the Site Leader for this project providing condition assessments of soldier dorms, at Air Force installations. The data was inputted into an Access database program for facility condition analysis and reporting. Summaries were produced to consolidate the information and condition of the buildings at the installation. Presentations of the information of the dorms were made to installation commanders.
- ***Texas A&M University at Galveston, Galveston, Texas*** – Mr. Westmoreland Assistant Project Manager and General assessor for a Level Two assessment of approximately 450,000 square feet of university buildings. The project involved gathering deficiency data and estimating the repair work for a detailed report of deferred maintenance backlog.
- ***Texas Southern University, Houston, Texas*** – Mr. Westmoreland was the Assistant Project Manager and General assessor for a Level Two assessment of approximately 1,500,000 square feet of university buildings. The project involved training the team of assessors in software and deficiency gathering management. Other responsibilities included data reviews and reporting to the client.
- ***University of Texas at Austin, Austin, Texas*** – Mr. Westmoreland served as Project Manager for a Pilot Assessment on three classroom buildings, 120,000 square feet. Deficiencies totaling $6.4 million. Prepared first draft as well as final reports on both Level One and Level Two.
- ***New Mexico Commission of Higher Education State Assessment, New Mexico*** – Mr. Westmoreland was Assistant Project Manager and general assessor for a Level One Assessment of 28 public universities and colleges (5.6 million square feet) within the State of New Mexico. This project involved a team of assessors visiting the campuses and evaluating the life cycle of building systems. This project involved the assessment coordination of numerous buildings with the facility planners. The project involved training the team of assessors in software and deficiency gathering management. Other responsibilities included data reviews and reporting to the client.

Industry Tenure

- A/E: May 2000
- EMG: March 2005

Related Experience

- Government Facility Portfolios
- Educational Facility Portfolios
- Multi-family Housing Portfolios
- Site Development
- Architectural Design

Industry Experience

- Government Facilities
- Office
- Industrial
- Housing/Multi-family
- K-12
- Higher Education
- Hospitality
- Retail/Wholesale

Active Licenses/Registration

- National Association of Home Builders, 1998-Present
- The Council of Educational Facility Planners International (CEFPI), 2000-Present

Regional Location

- Houston, TX

Housing Authority Experience

Local/State Government Experience:

- **Arapahoe County; Arapahoe County,** Colorado - Facility Assessor on this 1.25 million square foot of county facilities and coordinate with the client as well as other 3D/1 offices
- **US Army Lodging Assessment, Lodging and Multifamily Housing, U.S. Army Master Plan; Nationwide** - Site leader for this project providing condition assessments of lodging facilities at Army Post installations. Input data into an Access database program for facility condition analysis and reporting. Summarized and consolidated the information and condition of the buildings at the installation. Presented the information to installation commanders.
- **United States Army Housing - Europe, Housing Capital Improvements Survey; Germany,** - Project Manager for a 1.8 million square foot survey. This project included development of a special process in which to perform specific tasks required by the U.S. Army. The information was specific to this project, very atypical of what the facilities group does. All tasks were met or exceeded.
- **Lackland Air Force Base Master Plan and Assessment; San Antonio, Texas,** - Project Manager for a 2.5 million square foot comprehensive facility condition assessment. This project involved coordination between 3D/I's Architecture Group and the Facilities Group. As well as managing the collection of deficiency data, which then was arrayed and presented to the Architecture Group and the command leaders of Lackland AFB for master plan development.
- **Tarrant County Community College; Fort Worth, Texas** - Assistant project manager and facility assessor for this comprehensive assessment, which included functional adequacy, space inventory, ADA assessment and equipment inventory. It also included coordination of three teams, coordination with the client as well as coordination with our sub-consultants.

K-12 Experience

- **State of Arkansas Department of Education; Little Rock, Arkansas** - Facility Condition Assessor and project advisor for this K-12 assessment surveys. Developed technical approach and management/work plan for the <50 million square foot project.
- **Cleveland Municipal School District, Cleveland, Ohio** - Asst. Project Manager and General assessor for Level Two assessment of 10.5 million square feet. This project involved the assessment coordination of over 120 schools with the facility planners. The project involved training 24 assessors in software and deficiency gathering management. Other responsibilities included data reviews and reporting to the client. This particular job was the sum of two contracts. One contract with CMSD for $1.2 million and a second contract with the Ohio Schools Facility Commission (OSFC) for $1 million.
- **New Mexico State Commission for K-12 Facilities, New Mexico** - Asst. Project Manager and General assessor for a Level One Assessment of 780 school districts (42 million square feet) within the State of New Mexico. This project involved a team of assessors visiting the campuses and evaluating the life cycle of building systems. This project involved the assessment coordination of numerous buildings with the district planners. The project involved training the team of assessors in software and deficiency gathering management. Other responsibilities included data reviews and reporting to the client.

Higher Education

- **New Mexico Commission of Higher Education State Assessment, New Mexico** - Asst. Project Manager and General assessor for a Level One Assessment of 28 public universities and colleges (5.6 million square feet) within the State of New Mexico. This project involved a team of assessors visiting the campuses and evaluating the life cycle of building systems. This project involved the assessment coordination of numerous buildings with the facility planners. The project involved training the team of assessors in software and deficiency gathering management. Other responsibilities included data reviews and reporting to the client.
- **Texas A&M University, at College Station** - Assistant for project coordination for Design/Build of the Coke Building ($1.9 million project). The project involved scheduling sub-contractors, assisting in superintendent duties, as well as presenting change orders to the sub-contractors and the client.
- **University of Texas at Austin, Austin, Texas** - Project Manager for a Pilot Assessment on three classroom buildings, 120,000 square feet. Deficiencies totaling $6.4 million. Prepared first draft as well as final reports on both Level One and Level Two.

Federal Government Experience:

Hospitality